

B/o Ashat Bazaar

File No. : _____

M/S SHAIYA
PACKAGING.
SOLUTIONS.

Name _____

Address _____

Subject _____

From _____ To _____

Record File



ASHOK AGARWAL & CO.
CHARTERED ARCHITECTS, VALUERS & LAND SURVEYORS
SPECIALISTS IN PROJECT SURVEYS
SAHARANPUR ROAD, DEHRADUN - 248001

Tele. :- Office 2721418
 Res. 2729829
 MO. 9897327950

REPORT OF VALUATION OF IMMOVABLE PROPERTY

DATE

10-11-2018

1	Customer Details		
2	Name	SH. DHARMENDER .N. SINGH S/O LATE SH. B.D. PARSAD	
3	Case Type	SH. DHARMENDER .N. SINGH S/O LATE SH. B.D. PARSAD BANK PURPOSE	
4	Asset Details	LAND + INDUSTRIAL BUILDING	
5	Address	PART OF PROPERTY KH. NO. 266, 267 MAUZA EAST HOPE TOWN- INSUSTRIAL AREA SELAQUI TEHSILE VIKASNAGAR, DEHRADUN	
6	Nearby Landmark	SHIVAYA PACKAGING - INDUSTRIAL AREA ROAD NEAR PRAYG INDUSTRIES	
7	Document Details	MAP & SALE DEED. GUFTDEEDS ETC ALREADY MORGAGE WITH BANK	
8	Layout Plan		
	Building Plan	Yes/no	SADDA DEHRADUN 29-3-10 (AS PER PREVI. VALUATION)
	Construction Permission	Yes/no	ASHOK AGARWAL & CO.
9	Legal Documents	Yes/no	YES List of Documents
10	Physical Details :- NO SCHEDULE MENTIONED IN DOCUMENTS PROVIDED. THE SCHEDULE GIVEN HERE IS AS PER SITE SHOWN		
	Adjoining Properties	EAST LAND OF SCHOOL	WEST ROAD THERAFTER RIVER OTHER LAND
		NORTH M/S PRAYAG	SOUTH
11	Matching of Boundaries	Yes/no	YES Plot Demarcated

	No. of rooms	HALL	1	ROOMS	1	YES
13	Total no. of floors	G. FL. + MUMTY	Floor on which the property is located			
14	Tenure / Occupancy Details					
15	Status of Tenure					
15	Stage of Construction	Owned / Rented	OWNER POSSESSION AS SHIVAYA PACKAGING			
16	Status OF tenure	7-8 YEARS				
16	Violation if any observed	COMPLETED				
17	Nature and extent of violations	MINOR				
17	Area Details of the Property					
18	Site Area	1128 SQMT	1349.09	SQYDS	PLINTH	581.29 SQMT
18	Valuation	6254.68 SFT				
	MARKET VALUE	RS. 13680824	RELIZABLE VALUE	RS. 11628700	GUIDE LINE VALUE	RS. 13212478
	LAND	AREA	1128 SQMT	1348.6 SQYDS		
	MARKET RATE	6200	PER SQYDS	LAND VALUE-MARKET -A	RS.	8364346
	GUIDE LINE RATE	7000	PER SQMT	LAND VALUE-G.LINE - B	RS.	7896000
	BUILDING	581.29	SQMT	SQYDS	6254.68	SFT
	CONST. COST	DEPP. 850	SFT	BUILDING CONST VALUE	RS.	5316478
	MARKET VALUE A	RS.	13680824			
19	Assumptions / Remarks /					

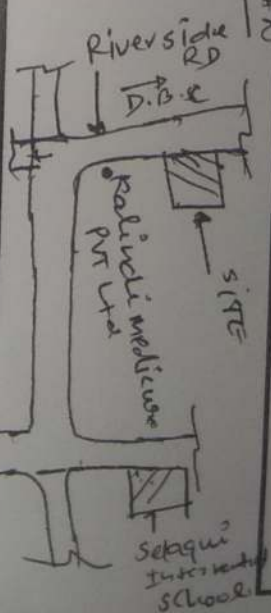
a) The information furnished above is true and correct to the best of my knowledge and belief.
 b) I have no direct or indirect interest in the property being valued.
 c) I have not been convicted of any offence and sentences to a term of imprisonment.

ASHOK AGARWAL & CO.
 CHARTERED ARCHITECTS
 GOVT APPROVED VALUERS
 18/12, Saharapur Chowk, DEHRADUN

- d) I have not been guilty of misconduct in any professional capacity;
- e) The particulars are based on information supplied by owner(s) / market survey;
- f) This report is an opinion towards value of property shown to valuer
- g) The report does not confirm the address & identify the location.
- h) Pre sanction visit and visit before disbursement is requested to bank officials for identification

21	Name, address & List of Documents enclosed	Signature of valuer	10-11-2018 Date of valuation
22	PHOTO'S	ENCLOSED	
23			

ASHOK KUMAR & CO. KEY PLAN
 CHARTERED ARCHITECTS
 GOVT. APPROVED VALUERS
 18/12, Sahibganj Chowk, DEHRADUN



30.370238 Lat
 77.85449 Long

Deepak Mengwal

B.Sc., U.C., P.G.D in Human Rights (I.I.H.R., New Delhi)
Advocate

Office:

Ch.NO.1

C.J.M. Court Near Main gate,
Court Compound, Dehradun
Uttarakhand. India.

Mob. No.

9690500055

9412901055

9557566055 @

Resi:

ILNo 1, Hari Nivas, Lane No 2,
Ladpur, Opp Election Commission
Uttarakhand, Dehradun. (U.K).

CERTIFICATE

ANNEXURE-iv

Dated: 01.10.2014

To,

The Sr. Manager
Punjab National Bank,
Arhat Bazar,
Dehradun.

SUB: Opinion and Title Investigation and Search Report in respect of property Khata No.715, bearing Khasras No. 266 and 267 total measuring 0.1128 Hec. or 1128 Sq. Mts. Situated at Mauza- Central Hope Town, Pargana Pachwa Doon, District Dehradun.

Dear Sir,

As desired I have conducted the legal investigation of the title and searched the records in the office of the Sub Registrar, Vikas Nagar, Dehradun and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

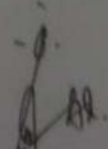
Chain of title relating to the property is complete as given in the annexure hereto.

I hereby certify that Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna have clear marketable title and he is competent to create an equitable mortgage in favour of the Bank.

A valid equitable mortgage can be created by deposit of the following original title deed. The title deeds are genuine in my opinion.

1. Original gift deed dated 30-07-2012 executed by Shri Jitendra Narayan Singh son of Shri B. D. Prasad Singh resident of T- 501, Block- B, Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2147 on page 323 to 342 at serial no. 5109 dated 30.07.2012.

/



2. Original gift deed dated 26.07.2012 executed by Shri Narendra Narayan Singh son of Shri B. D. Prasad Singh resident of C.C/61, P.C. Colony, Kankadbagh, Patna favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2145 on page 57 to 74 at serial no. 5055 dated 26.07.2012.
3. Original sale deed dated 02.05.2006 executed by Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehra dun favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna and duly registered in the office of the Sub-Registrar, Vikas Nagar Dehradun in book no. I volume 633 on page 10 and additional file book no. I volume 709 on page 615 to 626 at serial no. 3108 dated 02.05.2006.
4. Original sale deed dated 02.05.2006 executed by Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehradun favour of Shri Narendra Narayan Singh son of Shri B. D. Prasad Singh resident of C.C/61, P.C. Colony, Kankadbagh, Patna and duly registered in the office of the Sub-Registrar, Vikas Nagar Dehradun in book no. I volume 633 on page 10 and additional file book no. I volume 709 on page 591 to 602 at serial no. 3106 dated 02.05.2006.
5. Original sale deed dated 02.05.2006 executed by Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehra dun favour of Shri Jitendra Narayan Singh son of Shri B. D. Prasad Singh resident of T- 501, Block- B, Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna and duly registered in the office of the Sub-Registrar, Vikas Nagar Dehradun in book no. I volume 633 on page 10 and additional file book no. I volume 709 on page 603 to 614 at serial no. 3107 dated 02.05.2006.
6. Certified copy of sale deed dated 17.08.2005 executed by Shri Gaurav Tripathi Son of Shri Govind Ballabh Tripathi resident of Chandralok colony, Dehradun and Shri Amit Tiwari Son of Late Shri Gyaneshwar Nath Tiwari resident of Jakhan Rajpur Road, Dehradun favour of Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehradun and duly registered in the office of the Sub-Registrar, Rishikesh, Dehradun in book no. I volume 02 on page 413 and in additional file book no. I volume 581 on pages 43 to 54 at serial no. 4734 dated 17.08.2005.

7. Certified copy of sale deed dated 31.01.2003 executed by Smt. Shashi Kala Rawat wifen of Shri Ram Singh and Smt. Shanti Devi wife Shri Ram Chandar both resident of Village Haripur, Selqui, Vikas Nagar, Dehradun favour of Shri Gaurav Tripathi Son of Shri Govind Ballabh Tripathi resident of Chandralok colony, Dehradun and Shri Amit Tiwari Son of Late Shri Gyaneshwar Nath Tiwari resident of Jakhan Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Rishikesh, Dehradun in book no. I volume 02 on page 243 and in additional file book no. I volume 301 on pages 727 to 742 at serial no. 415 dated 31.01.2003.
8. Khatauni wherein the said khasras was recorded in the names of Shri Dharmendra Narayan, Shri Narendra Narayan and Jitendra Narayan since the 21.06.2007 and 17.06.2013 and subsequently, mutated in the name of Shri Dharmendra Narayan, in the revenue records.
9. Documents mentioned in report issued by Shri Sanjeev Mohan Joshi, Advocate dated 05.03.2010.

The search report conducted by me which is annexed hereto, for the period from 05.03.2010 till date does not disclose any encumbrances/~~diseases~~ ~~encumbrances~~ stated therein. However, I have been informed that the said property is at present equitably mortgaged with the said Bank.

I find following defects/no defects in the title of the person offering mortgage.

Nil.

I have returned the documents shown to me to Branch/borrowers.

- Encl. : 1- Special Report
2- Chain of Title
3- Search Report



(Deepak Mengwal)
Advocate

ANNEXURE-ivSPECIAL REPORT ON TITLE

REG: All that property Khata No.715, bearing Khasras No. 266 and 267 total measuring 0.1128 Hec. or 1128 Sq. Mts. Situated at Mauza- Central Hope Town, Pargana Pachwa Doon, District Dehradun.

Aspects to be considered		Counsel's Statement
A.	PARTICULARS	
1	Name of the borrower with address	Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna.
2	Name of the person-offering mortgage with parentage/ constitution & address.	Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna.
3	Name of the present title holder	Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna.
4	Details of the plot of property to be mortgaged: As per Title Deed As per present Position	All that property Khata No.715, bearing Khasras No. 266 and 267 total measuring 0.1128 Hec. or 1128 Sq. Mts. Situated at Mauza- Central Hope Town, Pargana Pachwa Doon, District Dehradun.
B	INVESTIGATION	

1. Details of the Title Deeds (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of registration).

1. Original gift deed dated 30-07-2012 executed by Shri Jitendra Narayan Singh son of Shri B. D. Prasad Singh resident of T- 501, Block- B, Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2147 on page 323 to 342 at serial no. 5109 dated 30.07.2012.
2. Original gift deed dated 26.07.2012 executed by Shri Narendra Narayan Singh son of Shri B. D. Prasad Singh resident of C.C/61, P.C. Colony, Kankadbagh, Patna favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2145 on page 57 to 74 at serial no. 5055 dated 26.07.2012.
3. Original sale deed dated 02.05.2006 executed by Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehra dun favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna and duly registered in the office of the Sub-Registrar, Vikas Nagar Dehradun in book no. I volume 633 on page 10 and additional file book no. I volume 709 on page 615 to 626 at serial no. 3108 dated 02.05.2006.
4. Khatauni wherein the said khasras was recorded in the names of Shri Dharmendra Narayan, Shri Narendra Narayan and Jitendra Narayan since the 21.06.2007 and 17.06.2013 and subsequently, mutated in the name of Shri Dharmendra Narayan, in the revenue records.

2	Whether documents given to the counsel are original one or more copies of documents? (Counsel should examine original documents only and if any of the documents in original is not shown, the details of the documents be given with reasons thereof).	: Yes, I have been shown the original document which is in the custody of the said bank. However certified copy of the same is enclosed herewith.
3	Whether documents given as original Title	: No

	Deeds raise any doubt or suspicious.		
4	Whether the registration particulars of registration as given in the Title Deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office.	:	Yes.
5	Whether the registration particular number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office.	:	Yes
6	Whether the photographs of parties as affixed in conveyance deed / title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	:	Yes
7	Whether the contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	:	Yes
8	Whether the property has been mutated in the name of the person offering the mortgage.	:	Yes
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated.	:	Yes, the property in the past was mortgaged with the bank itself.
10	Where there is any Bar under any local law for creation of the mortgage of the property to be mortgaged (In some states there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purpose).	:	No, there is no legal restriction on creation of the equitable mortgage.

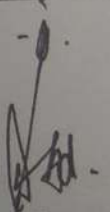
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11	Where there are any restrictions regarding sale of the property to be mortgaged. In some states there are restrictions for sale of property to residents outside the State).	:	No, because the title holder is absolute owner in possession with transferable right.
12	Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained if not obtained, what are such sanctions, approvals and clearances yet to be obtained?	:	Yes
13	Whether the property is ancestral / or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	:	No
14	Whether the property to be mortgaged has been acquired under Land Acquisition Act 1984?	:	No
15	Whether urban Land Ceiling Act is applicable in the State, where the property is located?	:	No
16	In case of lease hold property, whether permission / NOC from the Lessor is required for creation of mortgage? Whether permission of the Lessor / NOC is obtained?	:	Not a case of lease hold property, the property to be mortgaged is free hold.
17	What is the rate of sharing of unearned income with Lessor, in the event of the sale of the property?	:	N.A.
18	Whether the copy of the title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	:	N.A.

4.

19	Whether terms & conditions given in the lease deed have been complied with? if any condition is violated, effect thereof.	:	N.A.
20	Whether any permission of Income Tax Authorities / Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	:	Not related to me. As per the affidavit given by title holder, no outstanding regarding income tax is against title holder.
21	In respect of agriculture land, whether land is declared surplus or under consolidation of holding?	:	No
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue records are submitted to the Bank while submitting the certificate of Title Investigation).	:	Yes

Date 01.10.2014


 Deepak Mengwal
 Advocate

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Dated - 01.10.2014

CERTIFICATE OF NON ENCUMBRANCE

To,
The Sr. Manager
Punjab National Bank,
Arhat bazar,
Dehradun.

It is certified that on careful inspection of the available index registers, as indexed up to the date in the office of the Sub Registrar, Vikas Nagar, Dehradun from 2010 till date, no recorded encumbrances has been found in respect of the property mentioned here-in-below.

DESCRIPTION OF THE PROPERTY

All that property Khata No.715, bearing Khasras No. 266 and 267 total measuring 0.1128 Hec. or 1128 Sq. Mts. Situated at Mauza- Central Hope Town, Pargana Pachwa Doon, District Dehradun.

Name and Address of the Present Owner:

Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna.

Title Verification:

- Shri Jitendra Narayan Singh son of Shri B. D. Prasad Singh resident of T-501, Block- B, Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna executed a valid sale deed dated 30.07.2012 in the favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2147 on page 323 to 342 at serial no. 5109 dated 30.07.2012.
- Shri Narendra Narayan Singh son of Shri B. D. Prasad Singh resident of C.C/61, P.C. Colony, Kankadbagh, Patna executed a valid sale deed dated 26.07.2012 in the favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna

and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 2145 on page 57 to 74 at serial no. 5055 dated 26.07.2012.

- Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehra dun executed a valid sale deed dated 02.05.2006 in the favour of Shri Dharmendra N. Singh son of Late Shri B.D. Prasad Singh resident of S-133, Hanuman Nagar, Kakkadbag, Patna and duly registered in the office of the Sub-Registrar, Vikas Nagar Dehradun in book no. I volume 633 on page 10 and additional file book no. I volume 709 on page 615 to 626 at serial no. 3108 dated 02.05.2006.
- Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehradun executed a valid sale deed dated 02.05.2006 in the favour of Shri Narendra Narayan Singh son of Shri B. D. Prasad Singh resident of C.C/61, P.C. Colony, Kankadbagh, Patna and duly registered in the office of the Sub-Registrar, Vikas Nagar Dehradun in book no. I volume 633 on page 10 and additional file book no. I volume 709 on page 591 to 602 at serial no. 3106 dated 02.05.2006.
- Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehra dun executed a valid sale deed dated 02.05.2006 in the favour of Shri Jitendra Narayan Singh son of Shri B. D. Prasad Singh resident of T- 501, Block- B, Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna and duly registered in the office of the Sub-Registrar, Vikas Nagar Dehradun in book no. I volume 633 on page 10 and additional file book no. I volume 709 on page 603 to 614 at serial no. 3107 dated 02.05.2006.
- Shri Gaurav Tripathi Son of Shri Govind Ballabh Tripathi resident of Chandralok colony, Dehradun and Shri Amit Tiwari Son of Late Shri Gyaneshwar Nath Tiwari resident of Jakhan Rajpur Road, Dehradun executed a valid sale deed dated 17.08.2005 in the favour of Shri Mohan Lal Ahluwalian son of Shri Karam Chand Ahluwalia resident of Hathibarkala, Malsi Marg, Post Office Sinola Dehradun and duly registered in the office of the Sub-Registrar, Rishikesh, Dehradun in book no. I volume 02 on page 413 and in additional file book no. I volume 581 on pages 43 to 54 at serial no. 4734 dated 17.08.2005.
- Smt. Shashi Kala Rawat wifen of Shri Ram Singh and Smt. Shanti Devi wife Shri Ram Chandar both resident of Village Haripur, Selqui, Vikas Nagar, Dehradun executed a valid sale deed dated 31.01.2003 in the favour

of Shri Gaurav Tripathi Son of Shri Govind Ballabh Tripathi resident of Chandralok colony, Dehradun and Shri Amit Tiwari Son of Late Shri Gyaneshwar Nath Tiwari resident of Jakhan Rajpur Road, Dehradun and duly registered in the office of the Sub-Registrar, Rishikesh, Dehradun in book no. I volume 02 on page 243 and in additional file book no. I volume 301 on pages 727 to 742 at serial no. 415 dated 31.01.2003.

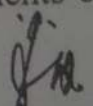
- After the parched the said khasras was recorded in the names of Shri Dharmendra Narayan, Shri Narendra Narayan and Jitendra Narayan since the 21.06.2007 and 17.06.2013 and subsequently, mutated in the name of Shri Dharmendra Narayan, in the revenue records.
- Where in Shri Dharmendra Narayan Singh have good marketable title in respect of the said property they are entitled to create an equitable mortgage in favor of the Bank.

Regarding Encumbrance:-

I have inspected the available records in the office of the Sub Registrar, Rishikesh, Dehradun and have found that the said property is free from all charges, liens and encumbrances. However, I have been informed that the said property is at present equitably mortgaged with the said Bank.

I hereby confirm and certify that:-

- 1- I have inspected the relevant available records in the office of Sub Registrar, Vikas Nagar, Dehradun with regards to the immovable property proposed to be equitably mortgaged/ creates security for mortgage with the bank and I verify the title.
- 2- I have inspected the available records and on the basis of such inspection I am of the opinion that the borrower has a clear marketable title over the said immovable property.
- 3- I further certify that the documents tendered by the borrower for the purpose of creation of mortgage/charge/security are genuine and original documents of title to the said immovable property.


(Deepak S. Mengwal)
Advocate

Search report

Search report relates to searches made in :-

- a) Sub-Registrar Office : Yes.
- b) Registrar of Companies. : No.
- c) Courts : No.
- d) Other Offices : No.
- i) Office of the Co-operative : No.
Society :
- ii) Mussoorie Dehradun : No.
Development Authority :
- e) Documents :
- i) Balance Sheet : NA
- ii) Any other documents like :
Income tax returns etc. :NA

Sub Registrar/ Registrar of Assurance Office

The encumbrance certificate was obtained from the Sub-Registrar/ Registrar, Vikas Nagar, Dehradun for the period from 2010 till date and the same disclosed following encumbrances:- N.A.

There is a system of issue of encumbrances certificate in the office of the Sub-Registrar, however personal search was carried out for the purpose as per bank instructions, inspection was made for the period from 2010 till date at the following Sub-Registrar/ offices:-

Vikas Nagar, Dehradun

The search report disclosed :-

NIL

The owner of the property being a company, search was conducted in the following offices of the registrar of companies:-

NA

The search made out in the office of Registrar of Companies disclosed :-

NA

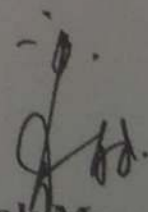
Inspection of Court records disclosed :-

NA

Conclusion & Opinion

On the perusal of the above mentioned documents and inspection of the available records in the office of the Sub Registrar, Vikas Nagar, Dehradun I am of the opinion that the borrower has a clear marketable title over the said property and the same is free from all charges, liens and encumbrances except the charge of the bank as state above and he is entitled to create an equitable mortgage in favour of the bank by deposit of original title deeds.

Encls: As above.


(Deepak Mengwal)
Advocate